

VICINITY MAP
NOT TO SCALE

Plotted By: Houston, Justin Sheet Set: WSB Retail Layout: RZ-2 ILLUSTRATIVE SITE PLAN December 28, 2020 02:16:49pm K:\DHL\PROJECTS\13187 - web retail\000 pcr mixed use\02 - DWG\00\streets\RZ-2 ILLUSTRATIVE SITE PLAN.dwg

NO.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	013187000
DATE	05/15/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

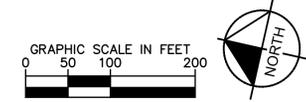
ILLUSTRATIVE SITE PLAN

PCR MIXED USE
 PREPARED FOR
WSB RETAIL

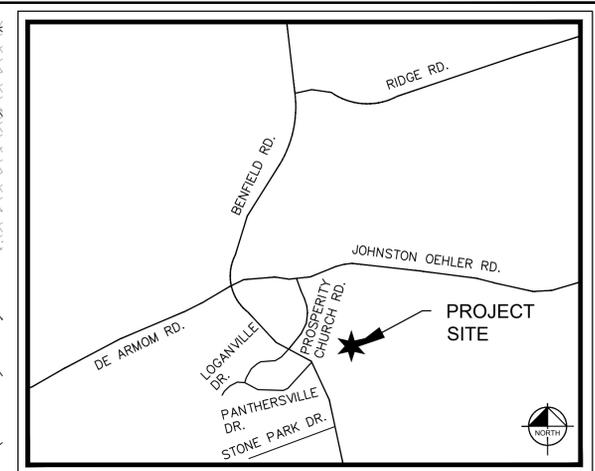
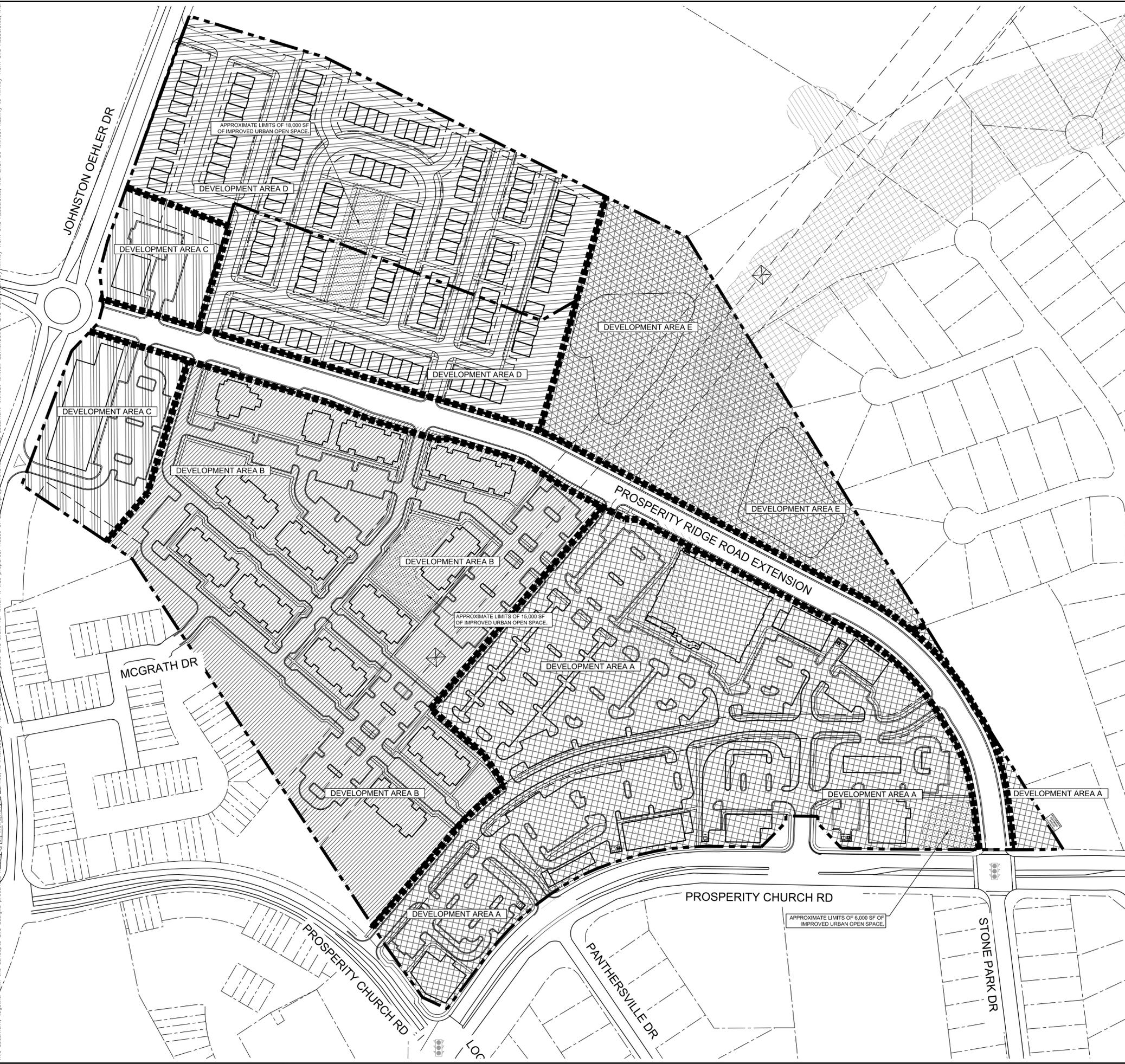
CITY OF CHARLOTTE, NC

REZONING PETITION NO. 2020-088

SHEET NUMBER
RZ-2



Plotted By: Houston, Justin Sheet Set: WSB Retail Layout: RZ-3 DEVELOPMENT AREA PLAN December 28, 2020 02:18:18pm K:\CHL_PRA\031817_3 DEVELOPMENT AREA SITE PLANS.dwg
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VICINITY MAP
NOT TO SCALE

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	DEVELOPMENT AREA D
	DEVELOPMENT AREA E



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KHA PROJECT: 013187000 DATE: 05/15/2020 SCALE: AS SHOWN DESIGNED BY: [blank] DRAWN BY: [blank] CHECKED BY: [blank]	SHEET NUMBER RZ-3	REVISIONS No. _____ DATE _____ BY _____

Plotted By: Houston, Justin Sheet: WSB Retail, Layout: RZ-4 NOTES: December 28, 2020 02:19:22pm K:\CHL_PRA\019187 - web retail\000_per mixed use\02 - DWG\plan\sheet\RZ-4_ILLLUSTRATIVE_SITE_PLAN_NOTES.dwg
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DEVELOPMENT STANDARDS
DECEMBER 28, 2020

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF THE TECHNICAL DATA SHEET, ILLUSTRATIVE SITE PLAN, DEVELOPMENT AREA SHEET, DEVELOPMENT STANDARDS SHEETS AND PROPOSED ZONING KEY MAP) ASSOCIATED WITH THE REZONING PETITION FILED BY WSB RETAIL PARTNERS, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 58.0411 ACRE SITE LOCATED ON PROSPERITY CHURCH ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 029-321-12, 029-321-33, 029-321-32, 029-321-06, 029-321-13, 029-321-21 AND 029-321-05.
- B. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO FIVE SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C, DEVELOPMENT AREA D AND DEVELOPMENT AREA E. BUILDING ENVELOPES AND PARKING ENVELOPES ARE LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D AND ARE DEPICTED ON THE TECHNICAL DATA SHEET. ALL PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D SHALL BE LOCATED WITHIN A BUILDING ENVELOPE, AND ALL PARKING AREAS LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D SHALL BE LOCATED WITHIN A PARKING ENVELOPE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES THAT MAY BE LOCATED WITHIN A BUILDING ENVELOPE LOCATED IN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D. ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C, DEVELOPMENT AREA D AND DEVELOPMENT AREA E UNLESS OTHERWISE NOTED HEREIN.
- C. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THOSE PORTIONS OF THE SITE DESIGNATED AS DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA E. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA D.
- D. THE DEVELOPMENT AND USES DEPICTED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE ILLUSTRATIVE SITE PLAN AS WELL AS THE INTERNAL STREETS, DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- E. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/JUNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR THE OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REFERENCE TO ANY SUCH INTERNAL SEPARATION STANDARDS. PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD AND BUFFER REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
- F. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- G. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A DEVELOPMENT AREA WITHOUT THE CONSENT OF THE OWNER OR OWNERS OF ANY OTHER DEVELOPMENT AREA IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. DEVELOPMENT AREA A AND DEVELOPMENT AREA C

- (1) SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS (2) THROUGH (11), THOSE PORTIONS OF THE SITE DESIGNATED AS DEVELOPMENT AREA A AND DEVELOPMENT AREA C ON THE REZONING PLAN MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT (INCLUDING WITHOUT LIMITATION, OUTDOOR DINING). FOR PURPOSES OF THIS SECTION 2.A OF THE DEVELOPMENT STANDARDS, DEVELOPMENT AREA A AND DEVELOPMENT AREA C ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "COMMERCIAL COMPONENT".
- (2) NOTWITHSTANDING THE TERMS OF PARAGRAPH (1) ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON THE COMMERCIAL COMPONENT.
 - (a) DWELLINGS, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND MIXED-USE BUILDINGS.
 - (b) DWELLINGS, MIXED USE.
 - (c) DWELLINGS, PLANNED MULTI-FAMILY AND ATTACHED DEVELOPMENT, A SINGLE MULTI-FAMILY OR ATTACHED BUILDING ON A LOT WITH MORE THAN 12 UNITS IN A BUILDING.
 - (d) FUNERAL HOMES AND EMBALMING.
 - (e) HOTELS AND MOTELS.
 - (f) LOCKSMITH AND GUNSMITHS.
 - (g) OUTDOOR RECREATION.
 - (h) PET SERVICES INDOOR/OUTDOOR.
- (3) A MAXIMUM OF ONE AUTOMOTIVE SERVICE STATION MAY BE LOCATED ON THE COMMERCIAL COMPONENT.
- (4) A MAXIMUM OF ONE CONVENIENCE STORE WITH OR WITHOUT GASOLINE SALES MAY BE LOCATED ON THE COMMERCIAL COMPONENT. GASOLINE PUMPS, IF PROVIDED, MUST BE LOCATED TO THE REAR OF THE CONVENIENCE STORE BUILDING.
- (5) SUBJECT TO THE TERMS OF PARAGRAPHS (6), (7), (8) AND (9) BELOW, A TOTAL MAXIMUM OF 4 USES LOCATED ON THE COMMERCIAL COMPONENT MAY HAVE DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS AS AN ACCESSORY USE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.413 OF THE ORDINANCE.
- (6) A MAXIMUM OF 2 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) LOCATED ON THE COMMERCIAL COMPONENT MAY HAVE ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS.
- (7) A MAXIMUM OF 2 OF THE 4 USES ON THE COMMERCIAL COMPONENT THAT MAY HAVE ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS MAY BE LOCATED ON PROSPERITY CHURCH ROAD.
- (8) A MAXIMUM OF 1 OF THE 2 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) ON THE COMMERCIAL COMPONENT THAT MAY HAVE ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS MAY BE LOCATED ON PROSPERITY CHURCH ROAD.
- (9) IF A USE LOCATED ON THE COMMERCIAL COMPONENT HAS ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS, THEN NEITHER A MENU BOARD, NOR A SPEAKER BOX, NOR SERVICE WINDOW(S), NOR THE DRIVE-THROUGH VEHICULAR SERVICE LANE MAY BE LOCATED BETWEEN THE USE AND THE ADJACENT PUBLIC STREET.
- (10) A TOTAL MAXIMUM OF 145,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE COMMERCIAL COMPONENT, OF WHICH A MAXIMUM OF 125,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL, SERVICE, CONVENIENCE STORE, INDOOR RECREATION (FITNESS) AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 AND/OR TYPE 2) USES.
- (11) PRINCIPAL USE ESTABLISHMENTS WITH AN ACCESSORY DRIVE-IN SERVICE WINDOW AND/OR OUTDOOR SERVICE WINDOW HAVING INDOOR SEATING ACCOMMODATIONS FOR FEWER THAN 50 PATRONS SHALL NOT BE PERMITTED ON THE COMMERCIAL COMPONENT.

B. DEVELOPMENT AREA B

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 300 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, SWIMMING POOL, DOG PARK, PLAYGROUND, POCKET PARK AND OUTDOOR GRILLING AND GATHERING AREAS.

C. DEVELOPMENT AREA D

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA D ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 132 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.

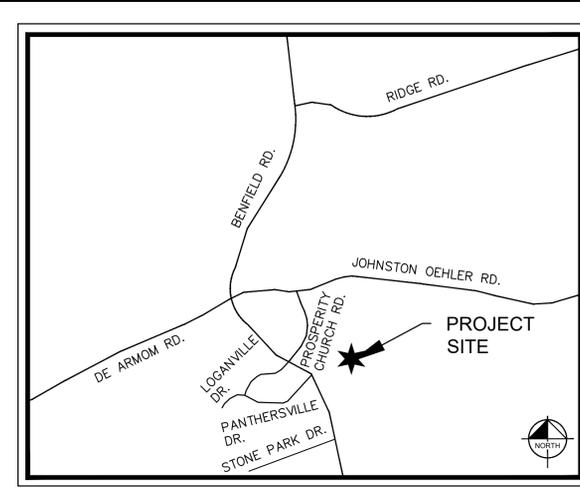
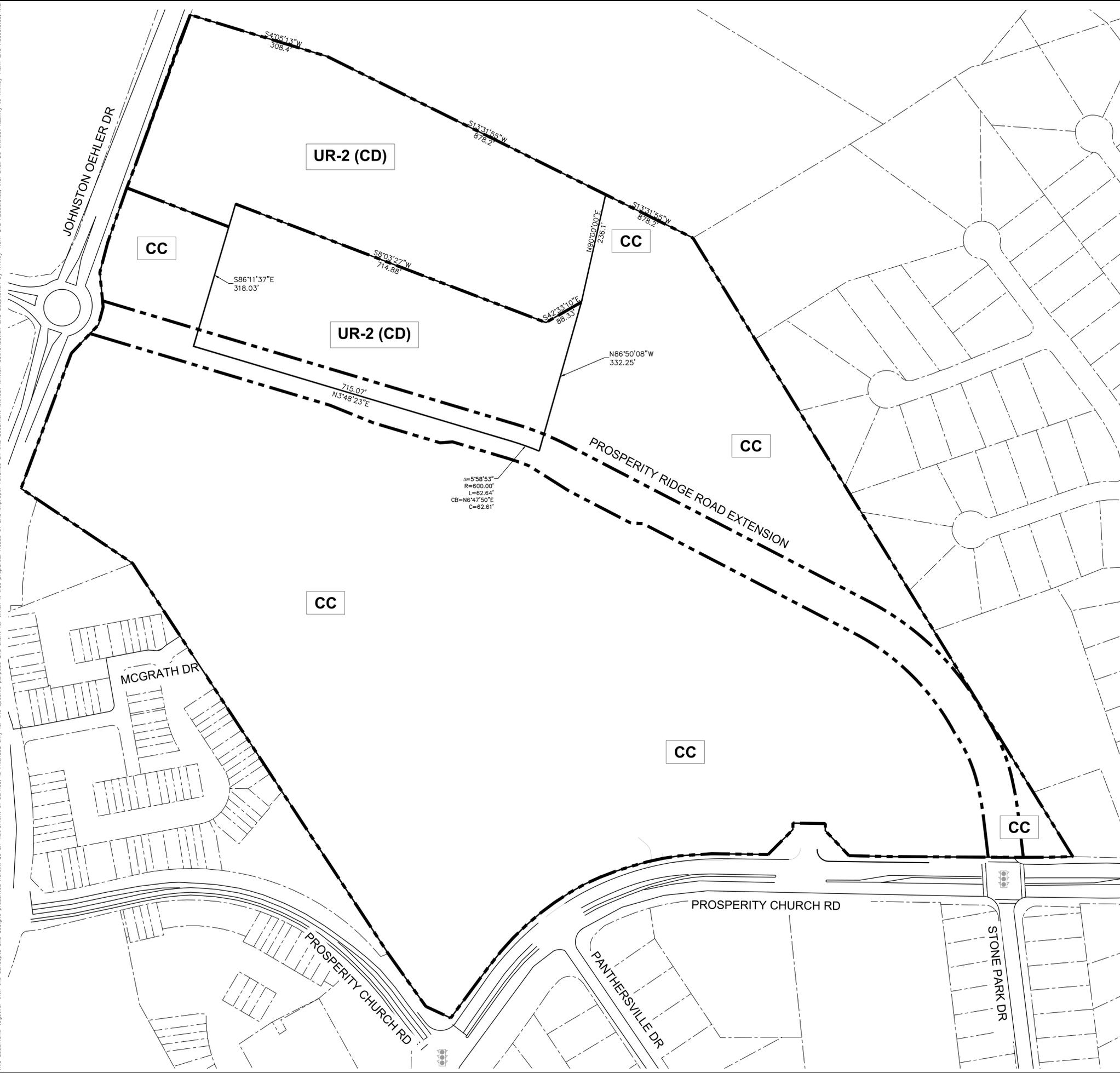
D. DEVELOPMENT AREA E

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA E ON THE REZONING PLAN MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT.
 - (a) OPEN SPACE AREAS (PASSIVE AND ACTIVE).
 - (b) TREE SAVE AREAS.
 - (c) PARKS, GREENWAYS AND TRAILS.
- 3. TRANSPORTATION
 - A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - B. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PRIVATE STREETS, DRIVES AND ALLEYS AND PARKING AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - C. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON PROSPERITY CHURCH ROAD AND JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - D. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE EASTERN SIDE OF PROSPERITY RIDGE ROAD EXTENSION.
 - E. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE WESTERN SIDE OF PROSPERITY RIDGE ROAD EXTENSION. NOTWITHSTANDING THE FOREGOING, IN THOSE AREAS THAT ARE ADJACENT TO ON-STREET PARKING, A MINIMUM 8 FOOT WIDE SIDEWALK LOCATED BACK OF CURB.
 - F. NOTWITHSTANDING THE TERMS OF PARAGRAPH 3.E ABOVE, AT THE OPTION OF PETITIONER, PETITIONER MAY INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE WESTERN SIDE OF PROSPERITY RIDGE ROAD EXTENSION.
 - G. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THE RIGHT OF WAY NECESSARY TO ACCOMMODATE THE CROSS SECTION FOR THAT PORTION OF PROSPERITY RIDGE ROAD TO BE CONSTRUCTED ON THE SITE BETWEEN JOHNSTON OEHLER ROAD AND PROSPERITY CHURCH ROAD (HEREINAFTER "PROSPERITY RIDGE ROAD EXTENSION"). THE CROSS SECTION FOR PROSPERITY ROAD EXTENSION IS SET OUT ON SHEET RZ-5 OF THE REZONING PLAN.
 - H. SUBJECT TO THE APPROVAL OF CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT AN ADA COMPLIANT BUS WAITING PAD 60.03A WITHIN THE REQUIRED PLANTING STRIP ALONG THE SITE'S FRONTAGE ON PROSPERITY CHURCH ROAD. THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.
 - I. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - J. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO JOHNSTON OEHLER ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY FROM THE EXISTING CENTERLINE OF JOHNSTON OEHLER ROAD TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - K. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO PROSPERITY CHURCH ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY FROM THE EXISTING CENTERLINE OF PROSPERITY CHURCH ROAD TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - L. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 3 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY CDOT AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSE OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT PETITIONER MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.
 - M. PETITIONER SHALL, AT ITS COST AND EXPENSE, CONSTRUCT PROSPERITY RIDGE ROAD EXTENSION ON THE SITE IN ACCORDANCE WITH APPLICABLE CROSS SECTIONS SET OUT ON SHEET RZ-5 OF THE REZONING PLAN. PROSPERITY RIDGE ROAD EXTENSION SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
 - N. THE TRANSPORTATION IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
 - (1) BENFIELD ROAD AT JOHNSTON OEHLER ROAD/DFARMON ROAD
 - (a) CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 300 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH.
 - (b) ADD A PERMITTED-OVERLAP SIGNAL PHASE FOR THE SOUTHBOUND RIGHT-TURN MOVEMENT (TO RUN CONCURRENTLY WITH THE EASTBOUND LEFT-TURN MOVEMENT).
 - (c) COORDINATE WITH CDOT ON THE NEED FOR AND FEASIBILITY OF A WESTBOUND RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF FULL-WIDTH STORAGE AND ASSOCIATED PERMITTED-OVERLAP SIGNAL PHASE.
 - (d) EXTEND THE EASTBOUND RIGHT-TURN LANE TO 250' OF FULL WIDTH STORAGE.
 - (2) IN LIEU OF IMPROVEMENTS AT THE JOHNSTON OEHLER ROAD AND PROSPERITY RIDGE ROAD ROUNDABOUT, PETITIONER SHALL PAY THE SUM OF \$41,360.00 TO CDOT TO CONTRIBUTE TOWARDS THE COST OF TRANSPORTATION IMPROVEMENTS TO BE INSTALLED BY OTHERS.
 - (3) PROSPERITY CHURCH ROAD AT SITE ACCESS A
 - (a) CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 150 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH.
 - (4) PROSPERITY CHURCH ROAD AT PANTHERSVILLE DRIVE/SITE ACCESS B
 - (a) CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH.
 - (b) PANTHERSVILLE DRIVE AND ACCESS B SHALL OPERATE AS RIGHT-IN, RIGHT-OUT VEHICULAR ACCESS POINTS.
 - (5) PROSPERITY CHURCH ROAD AT GUIDEPOST SCHOOL ENTRANCE/SITE ACCESS C
 - (a) MAINTAIN THE EXISTING SOUTHBOUND LEFT-TURN LANE AT GUIDEPOST SCHOOL ENTRANCE TO FACILITATE ACCESS INTO THE SITE.
 - (6) PROSPERITY CHURCH ROAD AT SITE ACCESS D/PROSPERITY RIDGE ROAD EXTENSION/STONE PARK DRIVE
 - (a) INSTALL A TRAFFIC SIGNAL TO RUN IN COORDINATION WITH THE PROSPERITY CHURCH ROAD CORRIDOR; TIMING AND PHASING SHOULD BE DETERMINED BY ADDITIONAL ENGINEERING STUDY.
 - (b) CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON PROSPERITY CHURCH ROAD WITH A MINIMUM OF 100 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH.
 - (c) CONSTRUCT A SOUTHBOUND LEFT-TURN LANE ON PROSPERITY CHURCH ROAD WITH A MINIMUM OF 150 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH; COORDINATE WITH CDOT ON THE NEED TO REALLOCATE STORAGE ASSOCIATED WITH THE EXISTING NORTHBOUND LEFT-TURN LANE INTO GUIDEPOST SCHOOL.
 - (d) CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 150 FEET OF FULL-WIDTH STORAGE AND AN APPROPRIATE TAPER LENGTH; COORDINATE WITH CDOT ON THE NEED TO REALLOCATE STORAGE ASSOCIATED WITH THE EXISTING SOUTHBOUND LEFT-TURN LANE AT OLD TIMBER ROAD.
 - (7) PROSPERITY CHURCH ROAD AT OLD TIMBER ROAD
 - (a) CONSTRUCT AN EASTBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE AND TAPER LENGTH AS RIGHT-OF-WAY CONSTRAINTS ALLOW.

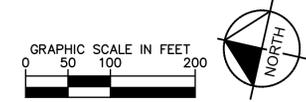
- (8) THE TYPICAL CROSS SECTION ON THE PROPOSED PROSPERITY RIDGE ROAD EXTENSION SHOULD CONSIST OF ONE THROUGH LANE IN EACH DIRECTION AND A CENTER TWO-WAY LEFT-TURN LANE. THE FOLLOWING AUXILIARY TURN LANES ARE WARRANTED AT EACH PROPOSED SITE DRIVEWAY:
 - (a) PROSPERITY RIDGE ROAD EXTENSION AT SITE ACCESS E
 - (i) CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH A MINIMUM STORAGE OF 25 FEET.
 - (b) PROSPERITY RIDGE ROAD EXTENSION AT SITE ACCESS F
 - (i) CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH A MINIMUM STORAGE OF 25 FEET.
 - (ii) CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM STORAGE OF 25 FEET.
 - (c) PROSPERITY RIDGE ROAD EXTENSION AT SITE ACCESS G
 - (a) CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH A MINIMUM STORAGE OF 50 FEET.
 - (ii) CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM STORAGE OF 50 FEET.
 - (d) PROSPERITY RIDGE ROAD EXTENSION AT SITE ACCESS H
 - (i) CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH A MINIMUM STORAGE OF 25 FEET.
 - (9) JOHNSTON OEHLER ROAD AT SITE ACCESS I (SINGLE FAMILY ATTACHED DWELLING UNITS ACCESS)
 - (a) CONSTRUCT A NORTHBOUND RIGHT-TURN LANE WITH A MINIMUM STORAGE OF 100 FEET.
 - 4. ARCHITECTURAL AND DESIGN STANDARDS
 - A. DEVELOPMENT AREA A AND DEVELOPMENT AREA C
 - (1) THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON DEVELOPMENT AREA A OR ON DEVELOPMENT AREA C SHALL BE GOVERNED BY THE ORDINANCE.
 - (2) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO DEVELOPMENT AREA A AND DEVELOPMENT AREA C.
 - (a) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:
 - (i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
 - (ii) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
 - (iii) THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - (iv) A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - (v) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - (vi) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.
 - (vii) BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.
 - (viii) MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
 - B. DEVELOPMENT AREA B
 - (1) THE MAXIMUM HEIGHT IN STORIES OF ANY BUILDING DEVELOPED ON DEVELOPMENT AREA B SHALL BE 3 STORIES.
 - (2) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO DEVELOPMENT AREA B.
 - (a) PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
 - (b) PROHIBITED EXTERIOR BUILDING MATERIALS:
 - (i) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS, DOORS OR DOOR TRIM).
 - (ii) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
 - (c) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - (i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
 - (ii) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON DEVELOPMENT AREA B (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE).
 - (iii) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
 - (iv) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
 - (d) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 - (i) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
 - (e) ARCHITECTURAL ELEVATION DESIGN – ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - (i) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
 - (ii) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
 - (iii) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - (f) ROOF FORM AND ARTICULATION – ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - (i) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPPS, DORMERS OR PARAPETS.
 - (ii) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - (iii) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
 - (g) SERVICE AREA SCREENING – SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 12 OF THE ORDINANCE.

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Plotted By: Houston, Justin Sheet: WSB Retail Layout: RZ-5 PROPOSED ZONING MAP December 28, 2020 02:20:33pm K:\CHL\PRJ\013187 - wsb_retail\000 pcr_mixed_use\02 - DWG\plan\000 pcr_mixed_use.dwg
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**PROPOSED ZONING
KEY MAP**

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CITY OF CHARLOTTE NC
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